

PB# 73-25

Connelly Industries

Cannelly Industries 13-25

filed with
T.C. office 6/28/73

Disapproved by
County 6/28/73

Variance denied by Z.B. & A. 6/28/73

9:30 A.M. 6/28/73


Oxford

STOCK No. 752 1/3

• • • •
MADE IN U. S. A.

Connelly Industries Incorporated

TOWN OF NEW WINDSOR
555 Union Avenue
565-8508

DATE

3/14/73

FIRST AND CENTER STREET
CONNELLY, NEW YORK 12417

is for the following:

agenda

Service

1. Name CONNELLY INDUSTRIES INC

Address 178 GRAND ST Box 1104 NEWBURGH, N.Y.

Telephone number 562-4944

Are you the owner of the property? CONTRACT VENDOR

2. Briefly describe intention (or attach) and location of property:
CONSTRUCT 6 COURT INDOOR TENNIS COURT IN GENERAL INDUSTRY
ZONE

3. PLANNING BOARD

Site Plan Preliminary Meeting

Subdivision Preliminary Meeting

Informational Meeting

AGENDA DATE 3/14

4. ZONING BOARD OF APPEALS

Interpretation of Ordinance or Map

Variance (Notify P/B -plans if necessary)

Informational meeting

AGENDA DATE

5. BUILDING PERMIT

_____ Planning Board action needed

_____ Z.B.A. action needed

_____ Site plan needed


_____ Subdivision approval needed

_____ Water, Sewer and Highway action needed

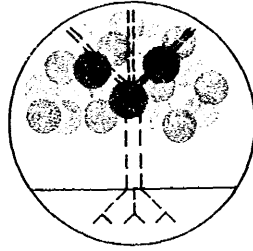
ACTION TAKEN:

I do hereby affirm that all fees, permits and charges applicable under the laws and ordinances of the State of New York and the Town of New Windsor will be paid and that any expenses for advertising of Public Hearing or meetings will be paid. Also any legal or engineering fees for review of this project.

Signed:

 C.C.P. PLANNING
(APPLICANT)

Department of Planning



County of Orange

Peter Garrison, A.I.P., Commissioner
Edwin J. Garling, A.I.P., Deputy Commissioner

The County Building
Goshen, New York 10924
(914) 294-5151

Louis V. Mills, County Executive

May 8, 1973

6-13-73
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Mr. Fred Wygant, Chairman
% Mrs. Patricia Delio, Secretary
Town of New Windsor Zoning Board of Appeals
7 Franklin Avenue
New Windsor, New York 12550

Re: Area Variance and Conditional
Use Permit - Connelly Industries
County Road 59

Dear Mr. Wygant:

This office is in receipt of the above applications pending before your Board. In accordance with the provisions of Sections 239, 1 and m, of the General Municipal Law, we have made our review and note the following:

1. The building is set back 50' from the street line. However, portions of this area may be owned and already a part of the County's right-of-way. If so, the parking area in the front could be reduced significantly and the building insufficiently set back to provide for future widening of the road.
2. The parking area(s) & proposed entrance and exit are not delineated nor shown respectively on the site plan.
3. The applicant has provided a narrow and quite lengthy corridor (15' x 360') and a tapered-like corridor with a corner of the proposed building 14.68' from an adjoining property line. Since the applicant intends to provide parking in both the front and side and provide customer and service parking in the rear and develop the rear portions of the property, maneuverability and turning, emergency vehicle access, and traffic flow and direction through these areas will be difficult and probably not work well. Should the building revert to some other type of activity in the future, such as light industry, the problem would be compounded greatly.

Mr. Fred Wygant
Re: Connelly Industries

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May 8, 1973

Although we have no objection to this type of use, we do feel that the site, in relation to the proposed building, is undersized and limiting for a building of this magnitude. Because of this, the applicant cannot, in our opinion, comply with the appropriate conditions and safeguards as stated in Section 48-35 of the Town's ordinance and provide for a suitable arrangement of uses and activities on the site. Furthermore, the plan lacks many of the essential details necessary for proper evaluation.

We are, therefore, denying County approval. Should the applicant revise or modify his scheme (including the resolution of the above comments) and comply with the standards set by the County Department of Public Works, we would be willing to reconsider the request.

Very truly yours,

Peter Garrison
Commissioner

PG:mj
Reviewed by:
Joel Shaw
Sr. Planner
cc: D. Lisack
J. Tallarico